

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Jeanette L. DelValle aka Jeanette Morales  
Debtor(s)

CHAPTER 13

MANUFACTURERS AND TRADERS TRUST  
COMPANY ALSO KNOWN AS M&T BANK  
SUCCESSOR BY MERGER TO HUDSON CITY  
SAVINGS BANK, FSB

NO. 21-10448 AMC

Movant

vs.

Jeanette L. DelValle aka Jeanette Morales  
Debtor(s)

11 U.S.C. Sections 362 and 1301

Jesus DelValle

Co-Debtor

Scott F. Waterman

Trustee

**ORDER**

AND NOW, this        day of       , 2022 at Philadelphia, upon failure of Debtor(s) and the  
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 and the Co-Debtor Stay under Section 1301 (as applicable) of the Bankruptcy Code of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 1378 ANCHOR STREET, PHILADELPHIA, PENNSYLVANIA 19124 (“Property”), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff’s Sale (or purchaser’s assignee) may take any legal action for enforcement of its right to possession of the Property.

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United States Bankruptcy Judge.